

Minneapolis City Planning Department Report

ALTERNATIVE STAFF REPORT

Street Vacation Application
Vac. # 1387

Date: August 5, 2002

Applicant: Minneapolis Public Housing Authority

Date Application Deemed Complete: April 23, 2002

Address of Property: That part of 18th Avenue South running approximately 137 feet, from 7th Street South to Cedar Avenue South.

Contact Person and Phone: Dean Carlson, 342-1490

Planning Staff and Phone: Jason Wittenberg, 673-2297

Ward: 2 **Neighborhood Organization:** West Bank

Existing Zoning: R6

Proposed Use: Parking lot

Background: This vacation application was continued from the Planning Commission hearings of July 8th and July 22nd.

The Minneapolis Public Housing Authority (MPHA) intends to vacate the existing street for a parking area. The street is currently used primarily for off-street parking. The MPHA has also filed a vacation of the contiguous section of 7th Street South. However, MNDoT has indicated that the area in question for that vacation (Vac #1388) is MNDoT right of way, which requires MNDoT signoff to be vacated. The applicant is considering withdrawing that vacation.

Development Plan: A development plan will be attached at such time that the Planning Commission is expected to take action on the vacation.

Other Zoning Applications Required: No other approvals are required.

Responses from Utilities and Affected Property Owners: Utilities were notified of the request in a mailing dated May 31, 2002. Of those that have responded, Xcel Energy has indicated that they have an electric pole in the area in question and that a 15 square foot easement would be needed.

Minneapolis City Planning Department Report
Vac. # 1387

Findings: Planning staff received verbal indication from the Public Works Department on August 5, 2002, that the area in question is not needed for a public purpose provided that the vacation is approved subject to retention of easements for maintenance of utilities and maintenance of traffic signal equipment. There is a city water main underneath the area in question. The Public Works Department and City Planning Department find that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that it can be vacated if any easements requested above are granted by the petitioner.

The Fire Department has consented to the vacation but has indicated that the applicant must provide fire lanes that are currently in violation of state law.

Note that, given that the applicant would be creating a new parking lot fronting along a public street, the parking lot must be landscaped and screened as indicated in sections 541.360 and 530.160 of the zoning code.

Recommendation of the City Planning Department:

The City Planning Department recommends that the City Planning Commission and the City Council **approve** the vacation subject to retention of easements by Xcel Energy and the City of Minneapolis.